

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

MAY 14, 2015 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:03pm.

Board Members present:

Joe Mora, Howard Lange.

(Board members absent were Cathy Leyva and Jaime Escobedo).

Owners in attendance: Ashley Flores #341, Nancy Arkin #356, Christine Hall #351.

Management: James Nguyen from Bartlein & Company., Inc.

Owners requests:

Ashley Flores of #341 - would like to have exchange soft water tank for medical purposes (provided note from doctor) and currently, the tank is sitting outside next to the row of pressure regulators by #241 front door. Rayne Water will not deliver into unit so tank needs to be outside. Board tabled for next month and will review at June Meeting.

Nancy Arkin of #356 - new owner and asked for permission to install new white vinyl windows with no grid patterns (Joe moved & Howard seconded to approve request; unanimously passed). The front black door and bike brackets with pulleys were installed by previous owner. Board unanimously approved the re-painting of front door to white and removal of the bike brackets with pulleys in ceiling at HOA's expense.

Christine Hall of #351 - commented on Assoc rules to be made on case by case and with possible exceptions.

Meeting Minutes: The **April 9, 2015, Meeting minutes** were **approved** as presented. (Joe moved & Howard seconded).

Treasurer's Report

	April 2015	
	Apr-15	YTD
Total Income	68,000.00	272,474.81
Operating Expenditures	21,356.03	141,266.44
Reserve Expenditures	0.00	6,973.84
Total Expenditures	21,356.03	148,240.28
Transfer to Reserve	46,643.97	153,600.53
Transfer from Reserve	0.00	30,990.00
Total in Savings	1,764,327.97	
Total Assets	1,786,507.90	
Due from Unit Owners:	\$17,179.93	

Operating Expenses are approximately 0.8+% below budget schedule. The Treasurer's Report was unanimously **accepted** as presented. (Joe moved & Howard seconded).

Joe M. reported routine **landscape maintenance**; 7638 & 7640 have been converted to

drip along with landscape renovation. Board unanimously approved payment of \$7,425 & \$5,660 to Enviroscaping (Joe abstained), proposals to renovate and convert to drip system at 7626 & 7624 and 7636 unanimously approved (Joe abstained), and landscape maintenance renewal contract with Enviroscaping with 3% increase.

Old Business

Items addressed:

- **Gutters & downspouts:** James to set up meeting with Action Roofing and Craig to redo the gutter work at 7626 #331.
- **Social events:** tabled.
- **Extending Exercise Rm Hours:** no action taken; to be dropped from agenda.
- **Reviewing governing documents:** Price, Postel, Parma gave price of \$7,500 to update. Craig has spoken with other attorneys. Tabled.
- **Marborg free pick up:** James to schedule for 6/12/15 - 6/15/15; roll-off dumpster to be put in Phase 3 Parking.
- **Windows at #244 (no grid patterns):** Assoc records show that owners did receive Board approval to have no grid patterns on windows.

New Business

Items addressed:

- **Request for new windows at #356:** see above approval.
- **Request for new door at #249:** Board unanimously approved the new door per specs with exterior side painted white (Howard moved & Joe seconded).
- **Exercise equipment:** OK to have Mark's Fitness to check Exercise Equipment.
- **Marborg free pick up:** Board will have it scheduled for week of 6/12-6/15.
- **Soft water at #312:** unit owner may have Board's permission as long as it's inside the unit and behind closed doors.
- **Possible insurance claims due to water damage:** Around the weekend of Valentine's Day, Unit #265 had a leak from kitchen angle stop into his bedroom below. Unit owner is repairing the damaged himself. Last month, Unit #131, had a leak from upstairs pipe in the crawl space. Remediation included removal of drywall and insulation. No action taken by Board at this time.
- **Parking:** returning the handicapped space in Phase 1 back to a 24hr spot after checking with person who intermittently uses it.
- **Water softener exchange tank for #341:** see above.
- **Exterior survey / walk around:** Board members will do.
- **Recording liens:** none at this time.
- **Letter received re companion/emotional support dog for #116:** Association just rec'd letter from the Dept of VA prescribing a dog (white pit bull) for unit owner.
- **Summary of last month Executive Session:** litigation re trip & fall case.

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at around 7:45 pm.

The next Board meeting is scheduled for Thursday, June 11, 2015, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.